

**Minutes**  
**Walkersville Planning Commission Meeting**  
**May 25, 2021**

Commission Chairman David Ennis called the meeting to order at 7:30 p.m. with members Dick Brady, Ray Santullo, Mike Kuster, Tom Gilbert, and Michelle Doster present. Also present was Town Planner Susan Hauver and Town Commissioner Mary Ann Brodie-Ennis. Member Russ Winch was absent. The meeting was also live-streamed on the Town's Facebook page.

**1. Minutes**

***Member Brady made a motion, seconded by Member Kuster, to approve the minutes of the April 27, 2021 meeting. The motion passed on a vote of 6-0.***

***Member Brady made a motion, seconded by Member Gilbert, to approve the minutes of the May 11, 2021 workshop. The motion passed on a vote of 5-0-1 (Kuster).***

**2. Comprehensive Plan workshop: Old Town area**

Planner Hauver reviewed information about the Old Town area zoning, including the following recommendations:

- Consider ways to prioritize and improve the Old Town area's residential character.
- Consider adding a new category Old Town Residential (OT-R) that is similar to the current OTM, but allows low impact home based business uses in conjunction with an established residential uses, subject to Special Exception approval and the Old Town performance standards.
- Consider adding a new category Old Town Commercial (OT-C) that would broaden the variety of permitted uses, as long as the Old Town performance standards are met. This would generally be applied to properties that are currently zoned OTM or B-1.
- Review in particular those properties that are zoned B-1 and located in Old Town.
- Review and revise the regulation of home based businesses.
- Define and limit accessory uses for institutional properties. Consider defining the types of accessory uses that would be subject to special exception approval.

Ms. Hauver also reviewed various zoning options that could be considered: overlay zoning, floating zones and special exception uses.

Commission members reviewed maps of the Old Town area and discussed how the OT-R and OT-C districts might be applied to individual properties. There was not a consensus as to whether all residential properties in Old Town currently zoned R-3 Residential should be comprehensively rezoned to OT-R.

Mr. James Kelley, Maple Avenue resident, noted the problem of an Old Town overlay zone. That would open the door for home based businesses to be established on every property. He noted that a lot of new uses might be approved. His big concern is the home based, service businesses. He cited the Lion's Den gym that is next door to his property. Chairman Ennis requested Ms. Hauver provide more information about the Lion's Den.

Mr. Tyler Hournbuckle, Walkersville High School student, urged the Commission to plan for a community pool in Town.

**5. Announcements**

Member Brady discussed the proposed rail trail proposed to parallel the railroad tracks in between Frederick and Walkersville. Crossing the Monocacy River will be a challenge to getting the project completed. He noted the online public hearing date of June 24 at 6 pm and wondered if the Town would be participating in the hearing. He noted issues with regard to industrial properties and policing. The rail trail is proposed to extend through the Town.

There being no other business, the meeting was adjourned.

Respectfully submitted,

Susan J. Hauver